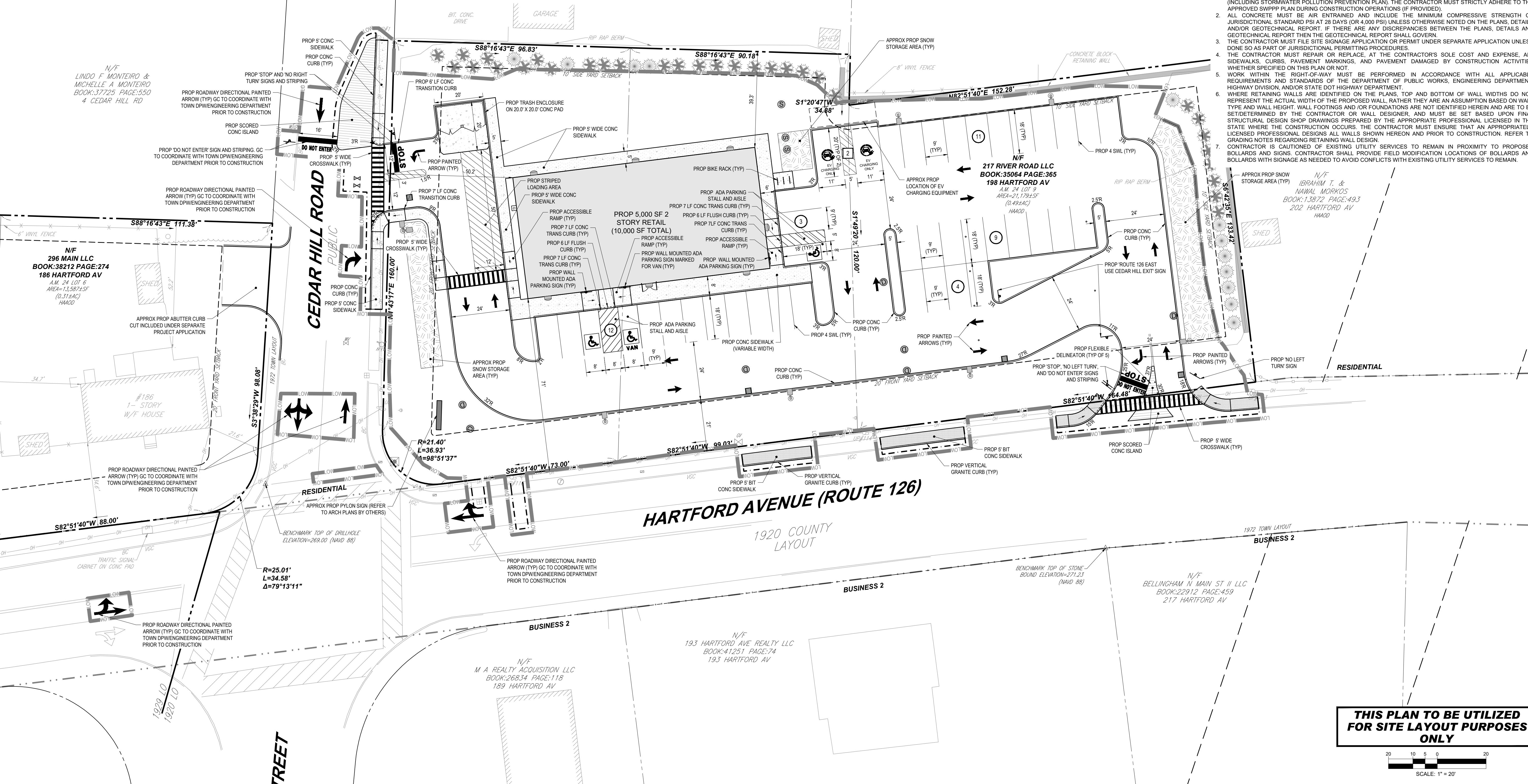




N/F
KURT D. LOVELL
AND
DEBORAH A. LOVELL
BOOK 31626 PAGE 504
HOUSE 11

N/F
TIMOTHY M. &
SHARON M. NORTON
BOOK: 35441 PAGE: 441
7 CEDAR HILL RD

N/F
KIMBERLY A. LADOUCEUR
BOOK: 40692 PAGE: 279
4 SAGAMORE RD



| ZONING TABLE | | | | |
|--|----------|-----------------------|---------------------|-----------|
| ZONE: RESIDENTIAL: HARTFORD AVENUE ADAPTIVE USE OVERLAY DISTRICT (AUOD) USE: FREESTANDING GENERAL RETAIL & OFFICE MAP: 24 LOTS: 7, 8 & 9 | | | | |
| BULK REQUIREMENTS | | | | |
| ITEM | CODE | PERMITTED | EXISTING | PROPOSED |
| MIN LOT AREA | § 240-40 | 40,000 SF (0.92 AC) | 53,400 SF (1.23 AC) | NO CHANGE |
| MIN LOT FRONTAGE | § 240-40 | 150.0' | 336.5' | NO CHANGE |
| MIN YARD SETBACKS | | | | |
| FRONT YARD | § 240-40 | 20.0' | 10.8' | 50.2' |
| SIDE YARD | § 240-40 | 10.0' | 44.6' | 39.3' |
| REAR YARD | § 240-40 | 20.0' | N/A | N/A |
| MAX PERMITTED HEIGHT | § 240-40 | 35.0' | <35.0' | <35.0' |
| PARKING SETBACK | § 240-61 | 20.0' FROM STREET R/W | N/A | 21.0' |
| MIN PARKING AREA LANDSCAPING | § 240-67 | 5.0% | N/A | 7.4% |

KEY = EX NON-COMFORMITY

| PARKING REQUIREMENTS | | | | |
|----------------------|----------|--------------|----------|--------------|
| ITEM | CODE | PERMITTED | EXISTING | PROPOSED |
| MIN STALL SIZE | § 240-64 | 9.0' X 18.0' | N/A | 9.0' X 18.0' |
| MIN NUMBER OF STALLS | § 240-59 | 40 | N/A | 41 |

KEY = EX NON-COMFORMITY

| REVISIONS | | | | |
|-----------|------------|------------------------------|----------|------------|
| REV | DATE | COMMENT | DRAWN BY | CHECKED BY |
| 1 | 07/01/2025 | SITE LAYOUT REVISIONS | CPB | LMD |
| 2 | 08/22/2025 | SITE LAYOUT REVISIONS | CPB | JAK |
| 3 | 09/29/2025 | PEER REVIEW COMMENTS | CPB | JAK |
| 4 | 10/22/2025 | PER TOWN COMMENTS | CPB | JAK |
| 5 | 11/04/2025 | TRAFFIC PEER REVIEW COMMENTS | CPB | JAK |



811
Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: MAA240490-05-5A
DRAWN BY: SBB
CHECKED BY: CPB
DATE: 02/05/2025
CAD ID: P-CIVL-PROP

SITE DEVELOPMENT PLANS

RTE 85 REALTY CORP.

PROPOSED MIXED-USE DEVELOPMENT
MAP: 24 | LOTS: 7, 8 & 9
190, 194 & 198 HARTFORD AVENUE
NORFOLK COUNTY
BELLINGHAM, MA

BOHLER //

352 TURNPIKE ROAD, 3rd FLOOR
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900

www.BohlerEngineering.com

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-301

REVISION 5 - 11/04/2025

TM
THE INFORMATION CONTAINED IN THIS DRAWING IS THE PROPERTY OF BOHLER ENGINEERING, INC. AND IS NOT TO BE COPIED, USED, OR REPRODUCED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING, INC.